

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1966

Appeal #8537 James Sellman, Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1966.

ORDERED:

DATE OF ORDER -- February 16, 1966

That the appeal for a variance from the lot occupancy requirements of the R-4 District and from the provisions of Sections 7401.2 and 7502.2 of the Zoning Regulations to permit a carport at 1361 Newton Street, NW., lot 84, Square 2836, be granted for the following reasons:

(1) From the records and evidence adduced at the public hearing, the Board finds that the appellant's lot is already occupied in excess of the 40 percent prescribed in Section 3301.1 by an existing dwelling house and a garage.

(2) Appellant asserts that the existing 12 x 18 foot garage must be removed.

(3) Appellant proposes to replace the garage with a 19 x 18 foot carport that will accommodate two automobiles.

(4) Appellant had support from persons living on neighboring property. Such support was expressed in letters to the Board.

(5) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board concludes that permission to erect a carport will not be inconsistent with the present use and occupancy of the lot area and will have no adverse affect upon the adjacent and nearby property.